

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – July 31, 2009**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:02 a.m., recessed at 10:45 a.m., reconvened at 11:08 a.m. and adjourned at 11:38 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day (out at 10:45 a.m.), Norby, Pallinger, Riess, Woods

**Commissioners Absent:** None

**Advisors Present:** Goralka, Lantis, Sinsay (DPW); Drinkwater (Airports)

**Staff Present:** Baca, Farace, Gibson, Johnston, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings**

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

None.

**D. Announcement of Handout Materials Related to Today's Agenda Items**

**E. Requests for Continuance**

**F. Formation of Consent Calendar: Item 2, R08-001/P08-002**

**G. Director's Report:**

- **Results of Board of Supervisors Hearing(s) on Items Previously Considered by the Planning Commission (Gibson)**

**Public Road Standards, Agenda Item 1:**

**1. Public Road Standards, Countywide (continued from June 19, 2009)**

**Proposed revisions to the San Diego County Public Road Standards. These standards establish design and construction requirements for public roads located within the unincorporated area of San Diego County. These standards apply to both County-initiated and privately-initiated public road improvement projects. Improvements to public roads are often required as conditions of land development (discretionary permit) approval.**

**Staff Presentation: Goralka (DPW)**

**Proponents: 4; Opponents: 6**

**Discussion:**

At their April 24, 2009 meeting, the Planning Commission established a subcommittee comprised of Commissioners Brooks, Norby and Riess to review and assist in resolving concerns raised at that meeting regarding the proposed public road standards. Those concerns centered around the need for flexibility in public road design and implementation. The subcommittee held two public workshops, which resulted in today's recommendations and Staff's preparation of draft "Flexibility in County Road Design" guidelines. It is believed that the guidelines will assist road designers in avoiding environmental impacts and encourage consideration of all transportation modes when applying public road standards criteria. The Planning Commission is urged to adopt the Subcommittee's recommendations and direct Staff to continue preparing the Flexibility guidelines, continue developing traffic-calming mobility-enhancement tools, and coordinate with the Planning and Sponsor Groups to prepare community right-of-way development standards.

Commissioner Norby recommends that Road Standard Flexibility guidelines be developed when during initial project discussions, and included in the various Community Plans. Staff agrees that this is possible. Commissioner Norby strongly recommends that Staff's draft guidelines be immediately put into use as until formal guidelines have been adopted and implemented. Staff believes it is possible to use them during the interim.

Audience members discuss a number of concerns, particularly having to do the inadequacy of emergency evacuation routes and the need to consider this during project review; development of traffic calming guidelines; and the need to balance public safety goals to ensure safe passage for pedestrians and drivers.

**Public Road Standards, Agenda Item 1:**

Several of the Planning Commissioners are particularly impressed with the presentation provided by a representative of the Otay Ranch Company, who advocates narrower roads as a method of calming traffic and defining communities. He believes streets, plazas and buildings should be designed to complement human rather than automobile activity, and urges the Planning Commission to endorse flexible standards, apply context-sensitive solutions and abandon the notion that hardship is the only rationale for allowing variations in road standards.

Several audience members point out that existing traffic-calming measures, such as speed bumps and certain types of medians, actually impede emergency service provider vehicles. Others don't believe adequate time was provided to review the Flexibility guidelines, and note that no input was obtained from service providers. They urge the Planning Commission to allow additional subcommittee workshops to evaluate the issues raised today and allow emergency service providers to participate in the discussions.

Chairman Woods acknowledges that many issues remain to be addressed, and his fellow Planning Commissioners concur. Commissioner Norby reiterates his position that the draft Flexibility guidelines must be implemented for interim use. He recommends inclusion of the Bicycle Coalition's revisions (Items 2 and 3), and directs that Staff ensure that community groups receive copies of the interim Flexibility guidelines. Commissioner Norby also recommends that Staff revise Section 9 of the proposed Road Standards to eliminate reliance on "hardships" as the only rationale for allowing variations in road standards.

**Action:** Riess - Pallinger

Continue consideration of the Public Road Standards recommendations to the meeting of October 9, 2009 to allow additional subcommittee meetings.

|          |     |   |
|----------|-----|---|
| Ayes:    | 7 - | Beck, Brooks, Day, Norby, Pallinger, Riess, Woods |
| Noes:    | 0 - | None  |
| Abstain: | 0 - | None  |
| Absent:  | 0 - | None  |

**R08-001, P08-002, Agenda Item 2:**

**2. Highway 67 Self Storage Rezone and Major Use Permit; R08-001, P08-002; Lakeside Community Plan Area**

Requested Zone Reclassification and Major Use Permit to authorize the construction and use of a 37,676 square foot, three story, self storage building. The Zone Reclassification would change the zone from A70 (Limited Agriculture) to the RR1 (Rural Residential) zone that allows mini-warehouse operations upon the issuance of a Major Use Permit. The parcel is subject to the General Plan Regional Category of Environmentally Constrained Area (ECA), Land Use Designation (1) Residential, and is currently zoned A70 – Limited Agriculture. The project is located at 12410 Lakeside Avenue in the Lakeside Community Plan Area.

**Staff Presentation:** Johnston

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent.

**Action:** Riess - Pallinger

Recommend that the Board of Supervisors:

Adopt the Ordinance changing the zoning classification of certain property in the Lakeside Community Plan Area; and

Grant Major Use Permit P08-002, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

|          |     |   |
|----------|-----|---|
| Ayes:    | 7 - | Beck, Brooks, Day, Norby, Pallinger, Riess, Woods |
| Noes:    | 0 - | None  |
| Abstain: | 0 - | None  |
| Absent:  | 0 - | None  |

**GPA 08-011, Agenda Item 3:****3. General Plan Amendment (GPA) 08-011, Removal of a portion of Montecito Road from Circulation Element, Ramona Community Plan Area**

Proposed General Plan Amendment (GPA) to the existing Circulation Element of the County of San Diego General Plan to remove a segment of Montecito Road (SC 931) from the Circulation Element. The segment to be removed starts approximately 1000 feet west of Montecito Way and continues west approximately 8,700 feet (1.65 miles) to Rangeland Road. The eastern limit of the Montecito Road GPA is co-terminus with the eastern boundary of parcel 281-540-02-00. Currently, Montecito Road dead-ends west of the Ramona Airport control tower and is undeveloped from that point to Rangeland Road. Removal of this segment of Montecito Road from the Circulation Element is consistent with the proposed General Plan Update. Montecito Road, located in the Ramona Community Plan Area, extends westerly from the intersection of State Route 67 approximately two miles where the paved portion of the road currently terminates at the Ramona Airport control tower. The removal of this road segment from the Circulation Element will allow the County to proceed with operational improvements at Ramona Airport and augment airport safety and security to enhance compliance with Federal Aviation Administration (FAA) requirements.

**Staff Presentation:** Baca for Wright

**Proponents:** 0; **Opponents:** 1

This proposal is recommended for approval, following assurances to a neighboring property owner that the removal of this of Montecito Road from the Circulation Element will not have any detrimental impacts on his property.

**Action:** Beck - Riess

Recommend that the Board of Supervisors:

1. Find that the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines because a Negative Declaration has been completed and is on file with the Department of Planning and Land Use; and

**GPA 08-011, Agenda Item 3:**

2. Adopt the Form of Resolution of the San Diego County Planning Commission adopting General Plan Amendment (GPA) 08-011.

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|----------|-----|--|
| Ayes:    | 6 - | Beck, Brooks, Norby, Pallinger, Riess, Woods |
| Noes:    | 0 - | None   |
| Abstain: | 0 - | None   |
| Absent:  | 1 - | Day  |

**GPA 08-011, Agenda Item 3:**

**H. Report on actions of Planning Commission's Subcommittees.**

No reports were provided.

**I. Results from Board of Supervisors' Hearing(s):**

- Appeal of the Planning Commission Decision to Approve Church of the Good Shepherd; Major Use Permit Modification P56-020W.
- Fuerte Ranch Estates 40 Lot Subdivision; GPA 03-006; R03-017; TM 5343RPL<sup>3</sup>; and
- Glen Abbey Memorial Park Historic District Designation R07-010

**J. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

Commissioners Beck, Woods or Pallinger will attend the August 5, 2009 Board of Supervisors meeting.

**K. Discussion of correspondence received by the Planning Commission:**

There was none.

**L. Scheduled Meetings:**

|                    |   |
|--------------------|---|
| August 14, 2009    | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| August 28, 2009    | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| September 11, 2009 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| September 25, 2009 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| October 9, 2009    | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| October 23, 2009   | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| November 13, 2009  | Regular Meeting, 9:00 a.m., DPLU Hearing Room |

**Administrative:**

December 4, 2009                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

December 18, 2009                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at p.m. to 9:00 a.m. on , 2009 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.